



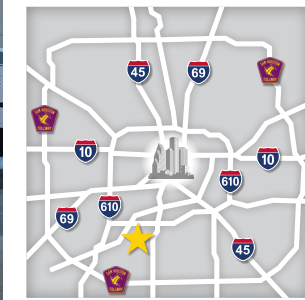
# TEXAS TECHNOLOGY PARK



9220-9494  
KIRBY DRIVE

**Texas Technology Park** is a state-of-the-art Industrial Flex, Life Science, Medical Technology and light manufacturing business park. The park contains 67 acres and was built in several phases. This property is located less than .4 miles to Loop 610 and less than 2 miles to SH 288 and the Texas Medical Center. **Great access in all directions.**

- Property Size: **759,861 Square Feet**
- Number of Buildings: 16
- Built: Majority between 2005 -2024
- Frontage on Kirby Dr., W. Belfort Ave. and Holmes Rd.
- Clear Height: 25' in 12 buildings, 20' in two buildings, 18' in one building and 30' in one to be constructed
- Dropped Ceiling Height: 12' - 24'
- Fully fenced with controlled gate access
- Ample Parking - 4/1,000 SF for most buildings
- Dock & Grade level loading
- 100% ELO Sprinkler System
- Entirety of site outside 500 year flood plain
- Ample ground space available for tenant supplied generator backup
- Multiple fiber optic entrances & high speed connections for tenant use
- Ample site circulation & access, and ground level floor space (exterior or interior) for specialized equipment
- Build to Suit sites on 10 acres



### FOR LEASING INFORMATION

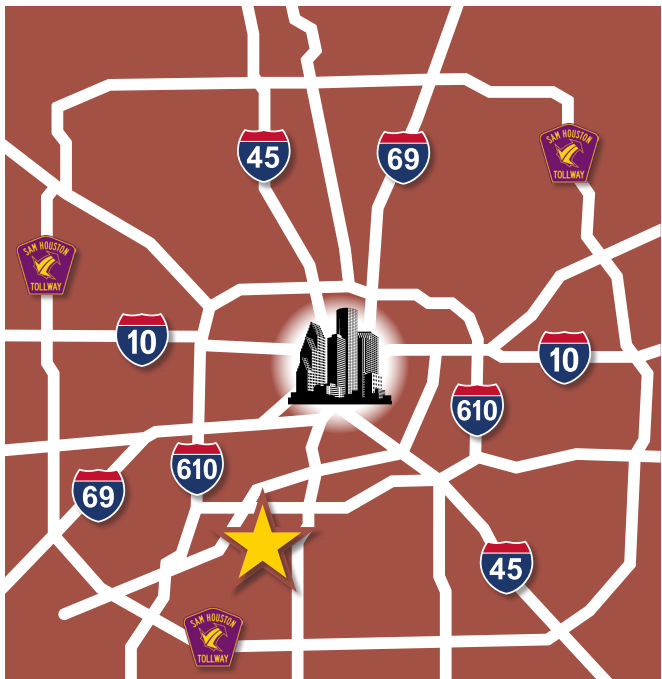
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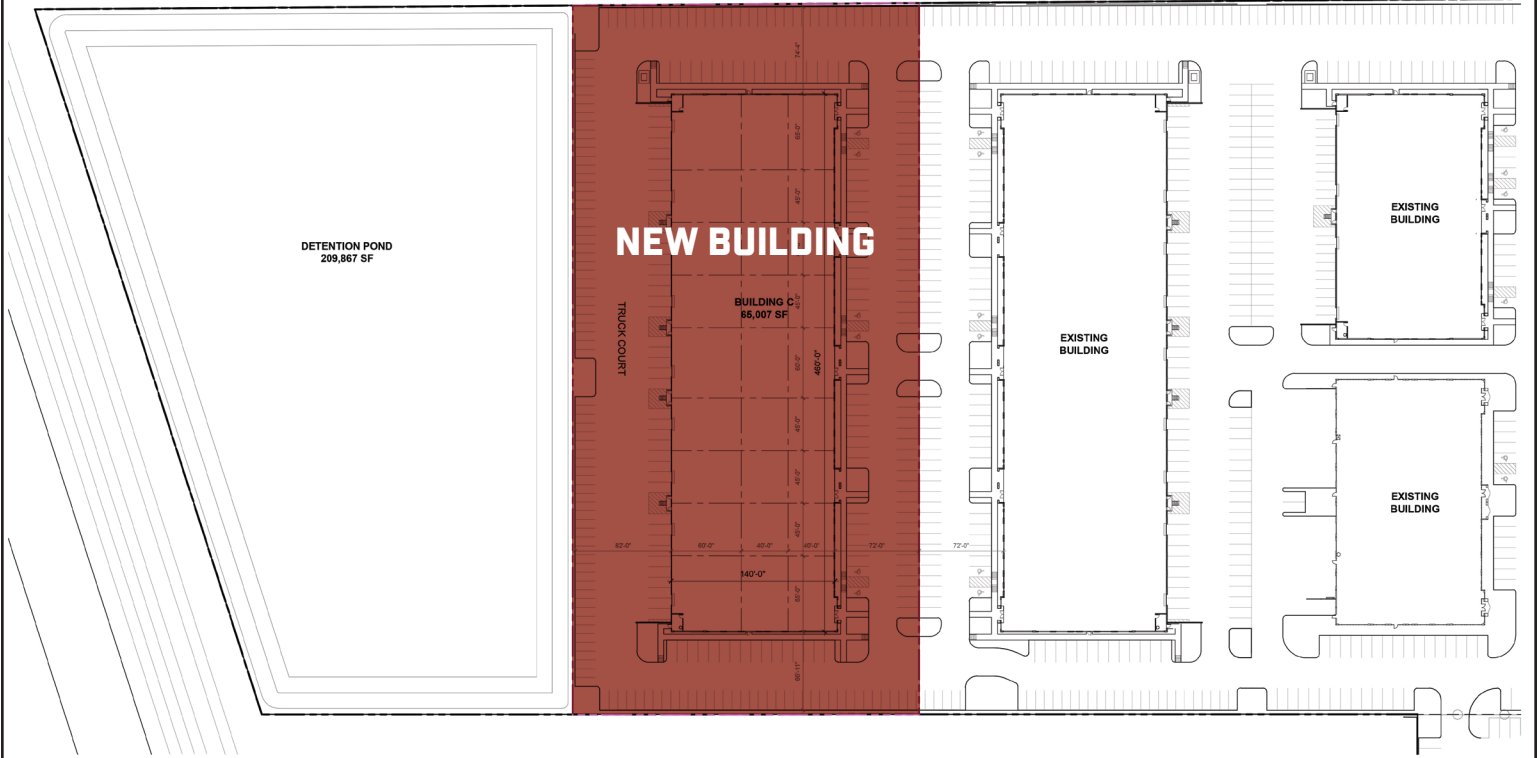
# SITE PLAN - BUILDING C

SITE AREA : 4.12 AC ( 179,675.5 SF)

TOTAL BUILDING AREA : 65,007 SF

COVERAGE : 36.2%

PARKING : +/-296 @ 4.55/1000



PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. \*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT ENTRY DESIGNS ARE FINALIZED. RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOGRAPHIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. \*PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. \* 100'

TEXAS TECHNOLOGY PARK

POWER  
BROWN  
ARCHITECTURE



TEXAS  
TECHNOLOGY  
PARK

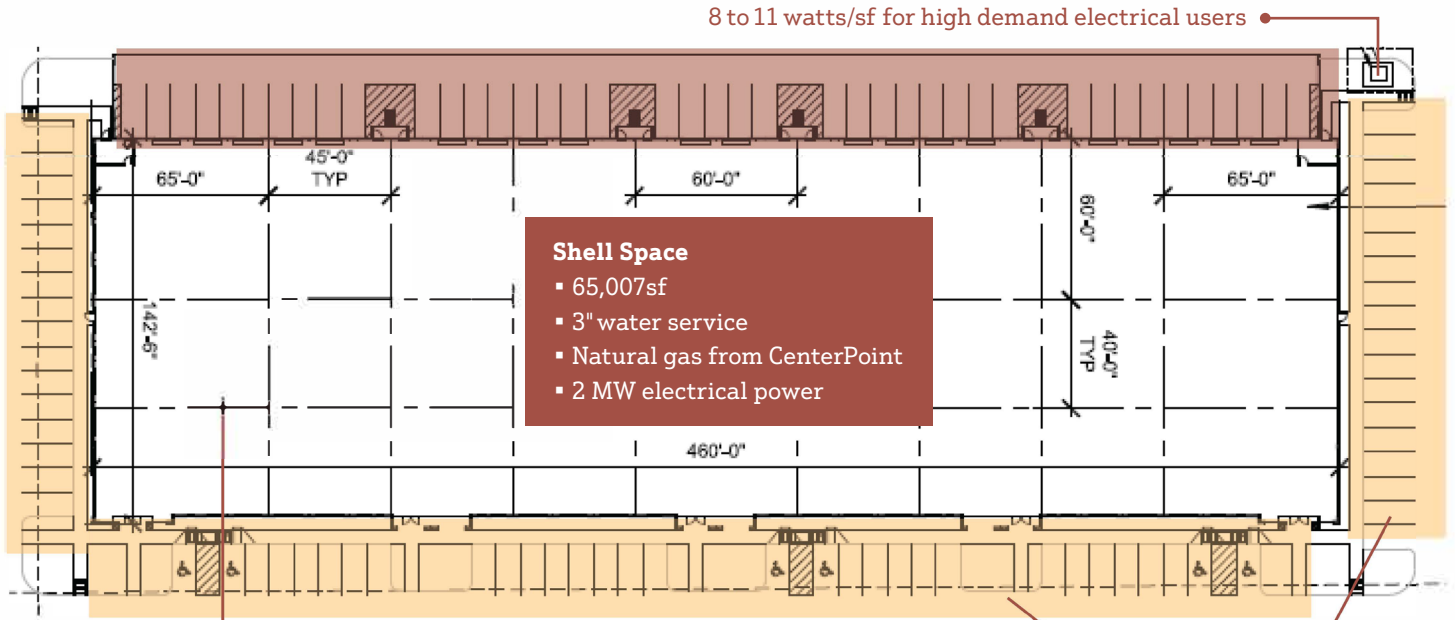
FULLER

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# FLOOR PLAN AND ELEVATION

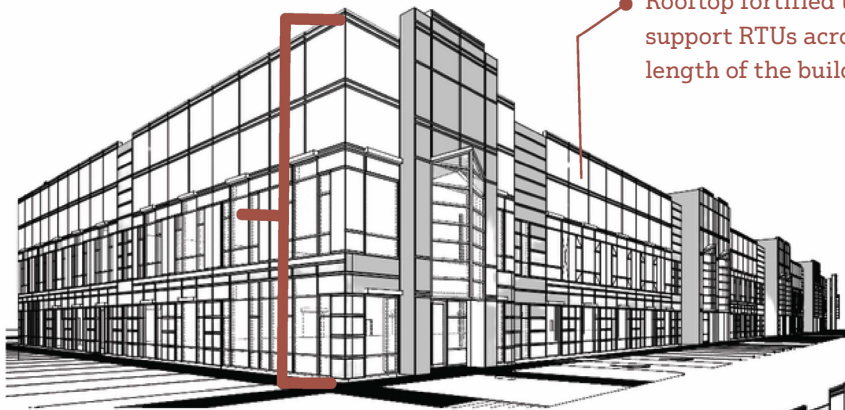
9390 KIRBY - UNDER CONSTRUCTION - DELIVERY 2nd QTR 2025



40'x45' Column spacing

Rooftop fortified to support RTUs across the length of the building

Total parking spaces: 296  
4.5/1000



30' Clear ceiling height

Specialized exhaust and single pass systems available if required

BSL 1/BSL 2 capable



TEXAS  
TECHNOLOGY  
PARK



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Dock and grade-level loading

# EXISTING CAMPUS

- Property Size: 759,861 sf
- Fully fenced with controlled access
- Ample campus parking - 4/1000 sf
- Entirety of site outside 500 year flood plain
- Ample ground space available for tenant supplied generator backup
- Multiple fiber optic entrances and high speed connections for tenant use



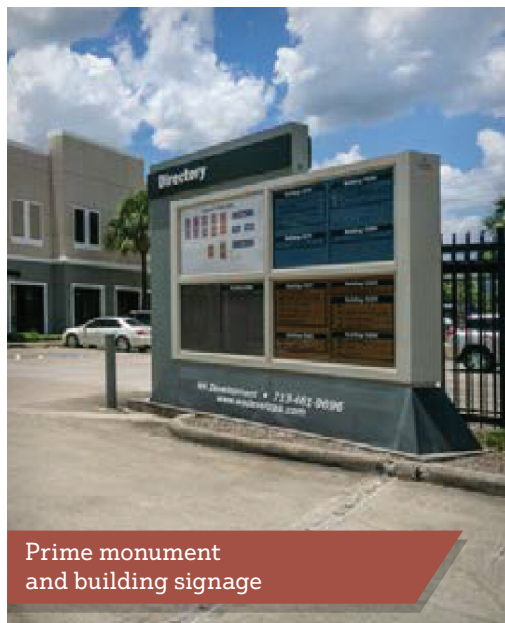
Ample ground space available for tenant-supplied generator backup



Accommodates tenant-specific specialized equipment



Exquisitely designed tropical landscaping throughout property



Prime monument and building signage



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# VARIETY OF LOCAL AMENITIES

PERFECTLY LOCATED NEAR NUMEROUS AMENITIES



## Hospitals & Clinics

The Texas Medical Center – the world’s largest medical center



## Restaurants

Pappadeaux, Papisitos, Dish Society, First Watch, The Toasted Yolk, Luby’s, Prima Pasta Italian Restaurant, Gyro King, 7Spice Cajun Food, Sarpino’s Pizzeria, Fadi’s Mediterranean



## Hotels

Holiday Inn, Houston Marriott, Hilton, Wyndham Houston, Double Tree, The Westin, Blossom Hotel Houston



## Banking

Amegy Bank, Chase Bank, Truist, Bank of America, Wells Fargo



## Parks, Shops & Cafes

Randalls, Kroger, Target, Starbucks, Donut Shops, Helen’s Park, Karl Young Park w/ athletic area green space & trails, Scheppe Park with a playground



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